

Minutes
Town of Lake Park, Florida
Town Commission Meeting
August 6, 2003 7:30 p.m.
Town Commission Chambers, 535 Park Avenue

The Town Commission met for the purpose of a Regular Commission Meeting on Wednesday, August 6, 2003 at 7:30 p.m. Present were Mayor Paul Castro, Vice-Mayor G. Chuck Balius, Commissioners Longtin, Otterson and Garretson, Town Manager Doug Drymon, Town Attorney Karen Roselli and Town Clerk Carol Simpkins.

Mayor Castro called the Meeting to order at 7:30 p.m.

Mayor Paul Castro led the Invocation

Commissioner Paul Garretson led the Pledge of Allegiance.

Town Clerk Carol Simpkins performed the Roll Call.

ADDITIONS/DELETIONS

None

MOTION: A motion was made by Commissioner Paul Garretson to approve the August 6, 2003 Regular Commission Meeting Agenda; Vice Mayor Balius made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson	X		
Commissioner Otterson	X		
Commissioner Longtin	X		
Vice-Mayor Balius	X		
Mayor Castro	X		

Motion passed 5-0

PRESENTATIONS

Northlake Boulevard Task Force

Mayor Castro congratulated him on his recent marriage on August 2, 2003 and welcomed him back to town. Town Manager Drymon thanked the Commission for such a warm welcome. Mr. Drymon provided a brief update to the Commission on the Northlake Boulevard Task Force and opened the floor to City of Palm Beach Gardens, Growth Management Administrator Charles Wu.

Mr. Wu thanked the Town Manager, Mayor and Commission Members for the opportunity to come before them representing the Northlake Boulevard Task Force. Mr. Wu provided a brief history on the Northlake Boulevard Task Force, its origination and future expectations. He indicated that he sought direction on the \$10,000.00 a year or as needed for grant writing and administrative cost and an update on the Interlocal Agreement.

He reported that to date North Palm Beach and Palm Beach Gardens contributed \$10,000.00 and Lake Park has made a commitment of \$3,000.00 towards administrative and grant writing cost. He indicated that the Northlake Boulevard Task Force has already received the grant for Phase I and it is expected to be awarded in February 2004. They are also in the process of applying for Phase II. Mr. Wu stated that the City of Palm Beach Gardens and the Village of North Palm Beach are contemplating with the County to develop a joint planning agreement to appropriate the planning, zoning and code enforcement of specific unincorporated parcels in the County. Although it does not directly involve the Town of Lake Park, they would like to make the town aware of a possible agreement. Mr. Wu voiced that he would like the continued support of the Town of Lake Park on the project.

Prompted by concern for the \$41,000.00 that the Town has already contributed to the Northlake Boulevard Task Force, Mayor Castro voiced that the Town has never received an accounting of how the funds were expended. He also expressed concern with the Towns' ranking as it pertains to the Metropolitan Planning Organization (MPO). Northlake Boulevard Task Force Chairman & Vice Mayor of North Palm Beach Charles R. O'Meilia stated that the Commission will be provided a detailed accounting of the funds they have contributed on the next business day after the Commission Meeting. Mr. Wu explained that the Metropolitan Planning Organization (MPO) top five (5) ranked projects will be the most likely candidates to receive the grants. It was communicated to him by the subcommittee, the Northlake Boulevard Task Force's grant ranked very low. He directed the Commission to County Commissioner Karen Marcus for further clarification.

In response to a question posed by Vice Mayor Balias regarding a memorandum of agreement with the state to provide maintenance from U. S. Highway 1 to Alternate A1A. Mr. Wu indicated that once construction is completed, local jurisdiction will have to affirm the maintenance cost. He stated that North Palm Beach will be responsible for the

maintenance of their portion of Phase I. He stated that the maintenance cost is an ongoing issue and plans to have a long-term solution for all the involved jurisdictions. Commissioner Jeanine Longtin requested a breakdown of expenditures.

Chairman O' Meilia stated that when the project began years ago there was an understanding amongst the parties involved that this was expected to be a lengthy project that could expand over the next twenty to thirty years. The Mayor voiced his concern over the future of the project. He communicated that the Town is cognizant of the County's support and contributions to the project; however, he does not wish to continue investing in the project when its future is unknown to the Town. He stated that is partly why the Town agreed to contribute \$3,000.00 instead of a greater amount.

Mr. O'Meilia stated that he hopes after tonight's meeting, the Town will agree to contribute the other \$7,000.00 for the construction project. He indicated that advertising cost, money to pay the consultant and cost for procedures involved in construction, other than the inspections that are to be provided by staff, need to be covered.

In response to a question posed by Commissioner Jeanine Longtin, Mr. O'Meilia explained that Redd & Associates were paid in the amount of \$123,900.00 for the overlay zoning district. Commissioner Karen Marcus communicated that she is present to encourage the Town of Lake Park's continued participation in the Northlake Boulevard Task Force. She stated that the project is expected to receive \$500,000.00 for landscaping and she has agreed to cover any reasonable amount of overage that may result from the project.

Commissioner Paul Garretson stated that our concern is Lake Park is the smallest municipality involved in this project. He stated that the Town is currently considering its budget and in proportion to the town's tax base, the \$10,000.00 was too much to contribute. Mayor Paul Castro was in full agreement with Commissioner Garretson, adding that the Town of Lake Park is currently dealing with departmental outsourcing and the previous outsourcing of the Police and Fire Department. He stated that these are issues that the other three (3) municipalities are not dealing with.

Chairman O'Meilia stated that the majority of the maintenance is expected to be the responsibility of Villages. The median in Phase I are located on the north side are in the Village and Lake Park is only responsible for a small part of that median. He communicated to Commission that if the project does expand over the next twenty years than so be it, the project has too be completed. He specified his hopes for the Town of Lake Park to secure a commitment to continue to be involved in the project. He opened the floor for questions to Palm Beach Gardens Council Member Anne Marie Delgado.

Council Member Delgado addressed the Commission, stating that upon her election to Council, she was also placed on the Northlake Boulevard Task Force as a liaison. She stated that she researched the project and immediately developed concerns that Phase I, east to west, are to be funded by grants up to the year 2012. She also expressed concerns that there may not be anymore funding left by the time it reached Palm Beach Gardens, which comes in last on the project. She further discussed that there are seventeen (17)

unincorporated parcels that the City of Palm Beach Gardens will have to maintain the planning and code enforcement for, but the city is not expected to receive the tax benefit from it. She commented that the subcommittee at the Metropolitan Planning Organization (MPO) has ranked the project number twelve (12) and that raised another concern for her because it may affect the funding.

Commissioner Karen Marcus recounted that Phase I will cost approximately \$518,000.00 and a grant has been approved for only \$500,000.00 and she has pledged to pay the overages within "reason". Commissioner Longtin questioned whether the pledge is verbal and also what amount is within "reason". County Commissioner Karen Marcus stated that the funds are in the district budget and will be applied as needed. She added that the pledge is based on whatever value her word holds and that an Interlocal Agreement will be done to reimburse the Village for any overages that are paid. Commissioner Marcus advised the Commission to converse with Town Manager Drymon to set up a meeting for the Commission members of Lake Park to be present at so that they can receive the information and reports that will be necessary in helping them feel more comfortable with where the project stands. The Town Commission responded that they will work on a meeting date and time that will be suitable. The Commissions overall desire was to look at the figures and determine how much more will be needed and not to take action at this time. They wish to discuss it further at the September 10, 2003 Budget Workshop. The Commission thanked everyone for coming.

Public comment opened.

No speakers.

Public comment closed.

Marina Update

Mayor Paul Castro stated that he has driven by the Marina several times and he has not noticed any progress. Town Manager Drymon opened the floor to Public Works Director Paul Carlisle. Mr. Carlisle acknowledged the presence of *Applied Technology Management (ATM) Consulting Engineer Mark Bolchoz* and *Murphy Construction Consultant Martin Murphy*. He informed the Commission that the representatives are available for questioning. Mr. Carlisle provided a schedule to the Commission stating that the completed date of the Marina Construction will be April 30, 2004. That includes parking, roadway and the entire project. He stated that the pier construction and the breakwater construction are on schedule for September 15, 2003 which is the date that has been provided to him.

Mr. Carlisle gave an in depth presentation on the work that is currently being completed at the Marina. He stated that they should complete the project earlier than the date expected. Martin Murphy of Murphy Construction stated that they have over 95% of all of the sheet piles cast and they are 300' feet complete out of 540' feet of breakwater and additional breakwater/dock. He stated that the material will began to be removed from the peninsula going into place very quickly and at the same time they are demolishing, removing and constructing the old wall.

Mr. Carlisle stated that the seawall, dredging and the boat ramps are completed and what is being presented are the bids for the dock construction. He specified that Murphy Construction is the low bidder coming in at \$150,000.00 lower than any of the other bids. He gave a brief description of the design for the Marina. The design for the parking and roadway is being completed by ATM. He stated that the County project is on hold at this time in the meantime Lake Park is proceeding with their original design with the one way traffic out to Silver Beach Road. He indicated that no bond money has been used yet, but it is expected to be used for the last invoice for Murphy Construction. He stated that until the construction of the Dock Masters office is completed there has been discussion of renting a trailer to work from so that the town can begin generating revenue. He indicated to the Commission that a decision has to be made regarding the outsourcing of a Dock Master.

Mayor Castro emphasized the primary issues that the Commission have; (1).What is the next Phase after the breakwater? (2).What is the timeline after the breakwater? (3). When does the land-side improvement phase begin? (4). Can the Town get preferential treatment for the residents of Lake Park as it related to their facilities? (5) When will the Marina be available for "use"?

Mr. Carlisle stated that the monies that were received are from the Florida Inland Navigation District (FIND) and there is a stipulation that the Town cannot differentiate between residents and non-residents. He stated that he will continue to seek preferential treatment for the residents at the next meeting with FIND Director David Roche. Mr. Carlisle concluded his response by stating that the Marina will be available for "use" in early January 2004 if the progression goes as scheduled.

Westlake

Calvin, Giordano & Associates Representative Jamie Gentile, provided an explanation to the Commission regarding items that were brought forth by the Commission at the July 23, 2003 Special Call Commission Meeting that had to do with the window treatments and expression lines of the building and whether the contractor was constructing them as approved. He stated that he researched these issues and found that nothing was mentioned in the minutes or in the correspondence between the Town and the applicant regarding the specifications.

Mayor Paul Castro mentioned that he understands this is not a Quasi Judicial hearing, but for the record he has had communications with Steve Yohe, Representative of the owner regarding some of the modifications, substation and picnic area that is expected to be discussed at the Commission Meeting. Vice Mayor Balius stated that he spoke with Jorge Quintero pertaining to questions about the project. Commissioner Otterson indicated that he spoke with Randy Reiger and Jorge Quintero, owner of Westlake regarding a possible trailer for a substation and that the buildings have not been completed yet.

Dodi Glass, Urban Design Studio, representing the developer, provided the Commission with a walk-through presentation of Westlake. She stated that the project is still under construction with the first units coming online in September expecting construction will be completed in February. She stated that there is not any clear direction from the Town at this time and that is what her client is seeking.

Commissioner Jeanine Longtin inquired about the size of the units. Jorge Quintero, consultant of the Westlake project, responded that the square-footage is between 800-1228 square-footage based on 1-3 bedrooms that includes the Townhomes and flats. The rental rates range from \$669.00 up to \$914.00. He indicated that the maximum amount of income will change annually, but currently it is based upon the median income of Palm Beach County which is approximately \$66,000.00 yearly. In addition to that, the families' income has to be 60% less than the median income.

The overall tone of the Commission is that they do not have a problem with administrative changes only site plan changes that were already approved by them.

Lowe's

Jamie Gentile stated as part of the Community Development's role in this project, they are continuing to work with the applicant to process and review all building permits and that is currently where they stand. Elkins Construction Representative, Tom Hanley addressed the Commission acknowledging the presence of the Superintendent Carlos Vargas and Assistant Project Manager William Huff. Mr. Hanley stated that they have had signalization poles installed and are currently working with Florida, Power & Light to get power to them. He assured the Commission that they will begin to see progress within the next week. He stated that the building should be standing by the end of August 2003. He stated that they have begun landscaping and there should be visible progress over the next few weeks. Mid-November is the target for substantial completion and according to Lowe's they are set open to the public in December 2003.

Diane Munroe, Hawthorne Drive, inquired about a stop light. Mayor Castro responded, stating that there are two (2) additional lights expected to be installed on Congress Avenue by the end of the year.

PUBLIC COMMENTS

Mayor Paul Castro communicated to the Town Manager that if a board meeting is scheduled to be cancelled, the bulletin board down stairs in Town Hall needs to be updated accordingly.